



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:39:59
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Assessment Data					Primary Image				
Account	660095958								
Parcel ID	000000-00-0-00958-002-0003								
Cadastral ID	13-21-15-04980								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	18 - CLAREMORE RURAL/W/O FIRE								
Name ID	340688								
GOLDMAN, DANNY & AVA									
21895 WESTIN PARK LN CLAREMORE OK 74019-0000									
Parcel Location									
Situs	21895 S WESTIN PARK LN								
Subdivision	WOODLANDS AT WESTIN PARK								
Lot/Block	0003 / 0002	Parcel Size 1 - Lots							
Sec/Twn/Rng	13 / 21 / 15 / 5								
Neighborhood	1089 - R-V03,4-SE CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.29436731 -95.66647276									
WOODLANDS AT WESTIN PARK BLOCK 2 LOT 3									
Building Permits									
Number	Description	Opened	Closed	Amount					
R2014 01 4	R15-NEW 2000 SQ FT SFR	01/2014	10/2014	170,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	RYAN, RAYMOND J JR	01/19/2023	345,000	YES					
2506/817	QUALITY HOME BUILDERS LLC	10/16/2015	234,000	YES					
2362/922	KNAPP, BRETT D PROPERTIES LLC	10/30/2013	0	4					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2024	Land Value	69,500	69,500	11%	7,645	Assessed	37,208 3,439.14	
Year Frozen	0	Improvements	269,788	268,757		29,563	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -92.00	
TIF Project ID	0	Total Value	339,288	338,257		37,208	Total Taxable	36,208 3,347.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660095958	GOLDMAN, DANNY & AVA	18	328,405	1000	35,125	3,247.00		
2024	2024-660095958	GOLDMAN, DANNY & AVA	18	345,718	1000	37,029	3,422.00		
2023	2023-660095958	GOLDMAN, DANNY & AVA	18	296,393	0	30,937	2,834.00		
2022	2022-660095958	RYAN, RAYMOND J JR	18	287,846	0	29,464	2,727.00		
2021	2021-660095958	RYAN, RAYMOND J JR	18	255,102	0	28,061	2,478.00		
2020	2020-660095958	RYAN, RAYMOND J JR	18	253,236	0	27,856	2,551.00		
2019	2019-660095958	RYAN, RAYMOND J JR	18	241,288	0	26,542	2,458.00		
2018	2018-660095958	RYAN, RAYMOND J JR	18	245,340	0	26,987	2,494.00		
2017	2017-660095958	RYAN, RAYMOND J JR	18	243,417	0	26,776	2,456.00		
2016	2016-660095958	RYAN, RAYMOND J JR	18	237,505	0	26,125	2,449.00		
2015	2015-660095958	QUALITY HOME BUILDERS LLC	18	43,064	0	4,737	426.00		
2014	2014-660095958	QUALITY HOME BUILDERS LLC	18	8,860	0	975	90.00		



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Lot Data		Square-Foot - NBHD 1089 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.7847		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	34,183.00 x 1.45 = 49,565		
Factor Value			
Adjustments	1.4022		
Lot Value	69,500		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,074 / 2,074
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,074
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	483 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2014 / 9

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	265,308	127.92	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	269,670		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	106.59	Total Misc Impr	+ 9,049
Roofing Adj	+ 4.66	Garage Cost	+ 15,499
Subfloor Adj	+ -2.19	Total RCN	= 296,470
Heat/Cool Adj	+ 12.64	Depreciation (9%)	- 26,682
Plumbing Adj	+ 9.41	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 269,788
Adj Base Cost	= 131.11	Lot Value	+ 69,500
Total Area	x 2,074	Indicated Value	= 339,288
Adjusted Cost	= 271,922	Value Per SqFt	163.59

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	269,788		
Lot Value	69,500		
Indicated Value	339,288	163.59	Per SqFt
Agland Value			
Site Improvements			
Total Value	339,288	163.59	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	121017	239		239	26.18		6,257
PATO	SLAB PORCH - OPEN	121018	15x12		180	10.74		1,933
PRCH	SLAB PORCH - COVERED	121019	8x4		32	26.83		859
SHLT	STORM SHELTER			1 2019	1	0.00		



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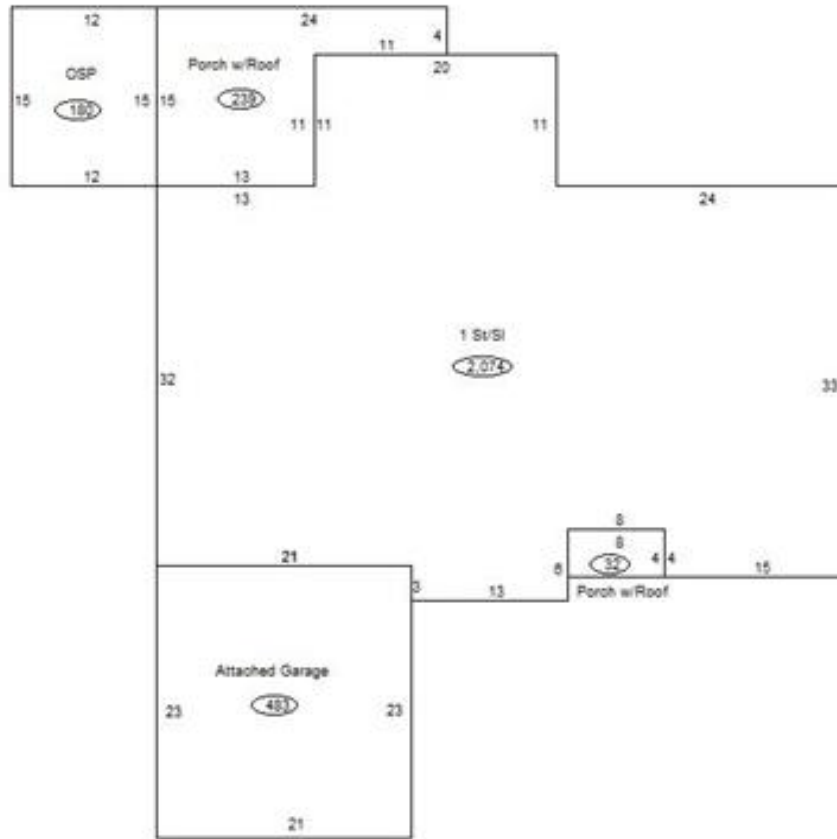
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Sketch Image

660095958



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,074	1.000	2,074
2	G	1		13	Attached Garage	483	1.000	483
3	M	PRCH		13	SLBC	239	1.000	239
4	M	PATO		13	Open Slab	180	1.000	180
5	M	PRCH		13	SLBC	32	1.000	32
Total Building Area						2,074		2,074